

ORDINANCE NO. 011011-63

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13776 U.S. HIGHWAY 183 NORTH AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT FOR TRACT ONE AND COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT FOR TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in File C14-01-0112, as follows:

Tract One: From interim rural residence (I-RR) district to community commercial (GR) district.

A portion of a 14.81 acre tract of land, more or less, out of the William Frampton Survey No. 122 in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Two: From interim rural residence (I-RR) district to commercial-liquor-sales-conditional overlay (CS-1-CO) combining district.

A 702 square foot tract of land, more or less, out of the William Frampton Survey Abstract No.230 in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as 13776 U.S Highway 183 North, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Adult oriented business use is prohibited as a use of the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on October 22, 2001.

PASSED AND APPROVED

_____, October 11, 2001 §
 §
 § Kirk Watson
 Mayor

APPROVED: Sedra Jefferson **ATTEST:** Shirley A. Brown
 Sedra Jefferson Shirley A. Brown
 City Attorney City Clerk

A DESCRIPTION OF A PORTION OF 14.81 ACRES OUT OF THE WILLIAM FRAMPTON SURVEY NO. 122 IN WILLIAMSON COUNTY, TEXAS, SAID 14.81 ACRES BEING ALL OF LOT 1, BLOCK "A", ANDERSON MILL CENTER PHASE ONE AMENDED, A SUBDIVISION, RECORDED IN CABINET D, SLIDES 15-16 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAVE AND EXCEPT THAT PORTION AWARDED TO THE STATE OF TEXAS AS SHOWN IN DOCUMENT NO. 9742215 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

14.81 ACRE TRACT

BEGINNING at a punch hole found on the north right-of-way line of Lake Creek Parkway, same being the southwest corner of said Lot 1 and the northeast corner of Lot 2 of the said Anderson Mill Center, Phase One, Amended subdivision;

THENCE, with the common line of said Lots 1 and Lot 2, N 40° 30' 02" W, a distance of 185.51 feet to a punch hole found for the north corner of said Lot 2, same being the west line of the herein described tract, same being the southeast line of a tract of land as conveyed in a deed to Anderson Mill Joint Venture as recorded in Volume 579, Page 672 of the Deed Records of Williamson County, Texas;

THENCE, leaving the said north corner of Lot 2, with the said southeast line of the Anderson Mill Joint Venture tract, being the west line of the herein described tract, the following five (5) courses:

1. N 13° 50' 55" W, a distance of 288.73 feet to a punch hole found for the northwest corner of the herein described tract,
2. N 29° 36' 11" E, a distance of 84.16 feet to a punch hole found,
3. N 47° 48' 08" E, a distance of 691.06 feet to an "X" in concrete set,
4. N 14° 21' 32" E, a distance of 53.99 feet to a 5/8 inch iron rod set,
5. N 71° 51' 32" E, a distance of 40.80 feet to a 1/2 inch iron rod found for the most northeasterly corner of the herein described tract, same being the northwest corner of the plat of Anderson Mill H.E.B. as recorded in Cabinet C, Slide 101 of the Deed Records of Williamson County, Texas;

THENCE, leaving the southeasterly line of the said Anderson Mill Joint Venture tract, with the west line of the said Anderson Mill H.E.B tract, S 18° 15' 30" E, a distance of 360.31 feet to a 1/2 inch iron rod found for an interior ell corner of the herein described tract, same being the southwest corner of the said Anderson Mill H.E.B tract;

THENCE, N 71° 47' 29" E, a distance of 230.62 feet to a 1/2 inch iron rod found on the south line of the said Anderson Mill H.E.B tract, same being a northeast corner of the herein described tract, same being the northwest corner of a 0.768 acre tract of land as conveyed in a deed to The State of Texas as recorded in Document No. 9742215 of the Deed Records of Williamson County, Texas, from which a cotton spindle found bears, N 71° 36' 37" E, a distance of 49.87 feet to a point on the west right-of-way line of U.S. Highway 183, same being the northeast corner of the said 0.768 acre tract;

THENCE, leaving the south line of the said Anderson Mill H.E.B tract, with the west line of the said 0.768 acre tract, same being the east line of the herein described tract, the following four (4) courses:

1. S 18° 16' 04" E, a distance of 477.40 feet to a TxDOT brass disc found,

EXHIBIT A

2. S 19° 20' 26" W, a distance of 82.02 feet to a TxDOT brass disc found,
3. S 39° 31' 50" W, a distance of 47.02 feet to a TxDOT brass disc found,
4. S 64° 49' 03" W, a distance of 80.64 feet to a PK Nail found on the said north right-of-way line of Lake Creek Parkway,

THENCE, with the said north right-of-way line of Lake Creek Parkway the following four (4) courses:

1. S 72° 17' 34" W, a distance of 45.57 feet to a PK nail found on the point of curvature of a curve to the right,
2. a distance of 128.04 feet with the arc of said curve to the right whose central angle is 15° 49' 53", with a radius of 463.39 feet and whose chord bears S 80° 06' 41" W, a distance of 127.63 feet to a PK nail found on the point of tangency,
3. S 88° 02' 00" W, a distance of 328.14 feet to a PK nail found on the arc of a curve to the left,
4. a distance of 295.87 feet with the arc of said curve to the left whose central angle is 38° 34' 04", with a radius of 439.54 feet and whose chord bears S 68° 43' 56" W, a distance of 290.32 feet to the **POINT OF BEGINNING** and containing 14.81 acres of land.

SAVE AND EXCEPT:

The easterly one hundred and fifty feet (150') thereof, lying south of said plat of Anderson Mill H.E.B. as recorded in Cabinet C, Slide 101 of the Deed Records of Williamson County, Texas;

FURTHER SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEING 702 SQUARE FEET OF LAND SITUATED IN THE WILLIAM FRAMPTON SURVEY, ABSTRACT NO 230 IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, ANDERSON MILL CENTER PHASE ONE AMENDED, A SUBDIVISION RECORDED IN CABINET D, SLIDES 15 & 16 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 702 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found at the northeast corner of said Lot 1, Block A, Anderson Mill Center Phase One Amended, said point being in the former west right-of-way line of U.S. Highway 183 (Research Boulevard);

THENCE, with the north line of said Lot 1, S 69° 25' 37" W a distance of 49.77 feet to an iron rod found in the current west right-of-way line of U.S. Highway 183 (Research Boulevard);

THENCE, with the current west right-of-way line of said highway, S 20° 36' 19" E, a distance of 243.39 feet to a point;

THENCE, leaving said west right-of-way line of said highway and crossing said Lot 1, S 69° 06' 14" W, a distance of 150.00 feet to the **POINT OF BEGINNING** of the herein described tract;

GR ZONING
ANDERSON MILL CENTER
U.S. 183 @ LAKE CREEK PKWY.

FN01-104A (JRS)
July 5, 2001
JOB NO. 995016.020

THENCE, continuing across said Lot 1, and being contained within the confines of an existing building, the following four courses:

1. S 20°34'34" E, a distance of 70.22 feet to a point,
2. S 69°25'08" W, a distance of 10.00 feet to a point,
3. N 20°34'35" W, a distance of 70.19 feet to a point,
4. N 69°14'49" E, a distance of 10.00 feet to the POINT OF BEGINNING and containing 702 square feet of land more or less.

THE STATE OF TEXAS

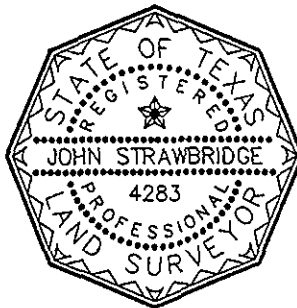
KNOW ALL MEN BY THESE PRESENTS:


COUNTY OF WILLIAMSON

That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description compiled from public records is true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 5th day of July, 2001 A.D..

Carter & Burgess, Inc.
Barton Oaks Plaza V
901 South Mopac Blvd., Suite 200
Austin, Texas 78746




John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas

PROPERTY DESCRIPTION

BEING 702 SQUARE FEET OF LAND SITUATED IN THE WILLIAM FRAMPTON SURVEY, ABSTRACT NO 230 IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, ANDERSON MILL CENTER PHASE ONE AMENDED, A SUBDIVISION RECORDED IN CABINET D, SLIDES 15 & 16 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 702 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found at the northeast corner of said Lot 1, Block A, Anderson Mill Center Phase One Amended, said point being in the former west right-of-way line of U.S. Highway 183 (Research Boulevard);

THENCE, with the north line of said Lot 1, S 69° 25' 37" W a distance of 49.77 feet to an iron rod found in the current west right-of-way line of U.S. Highway 183 (Research Boulevard);

THENCE, with the current west right-of-way line of said highway, S 20° 36' 19" E, a distance of 243.39 feet to a point;

THENCE, leaving said west right-of-way line of said highway and crossing said Lot 1, S 69° 06' 14" W, a distance of 150.00 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing across said Lot 1, and being contained within the confines of an existing building, the following four courses:

1. S 20°34'34" E, a distance of 70.22 feet to a point,
2. S 69°25'08" W, a distance of 10.00 feet to a point,
3. N 20°34'35" W, a distance of 70.19 feet to a point,
4. N 69°14'49" E, a distance of 10.00 feet to the POINT OF BEGINNING and containing 702 square feet of land more or less.

THE STATE OF TEXAS

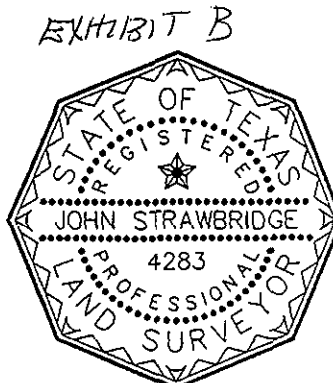
KNOW ALL MEN BY THESE PRESENTS:

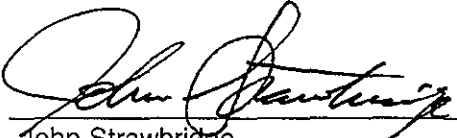
COUNTY OF TRAVIS

That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of July, 2001 A.D.

Carter & Burgess, Inc.
901 South Mopac Blvd., Suite 200
Austin, Texas 78746




John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT C		CITY GRID REFERENCE NUMBER F39
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-01-0112	DATE: 01-08	
	CASE MGR: S. GAGER	ADDRESS: 13776 N US HWY 183	INTLS: SM	
SUBJECT AREA (acres): 14.810				